



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 17, 2008
AGENDA DATE: September 24, 2008
PROJECT ADDRESS: 2211 White Avenue (MST2008-00308)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
 Roxanne Milazzo, Associate Planner *RLB*

I. PROJECT DESCRIPTION

The 5,486 square foot project site is currently developed with a single family residence and detached one-car carport. The proposed project involves a major remodel to the residence, including 362 square feet of additional first floor area, 408 square feet of second floor area, and a new one-car carport. The discretionary application required for this project is a Modification to permit alterations to portions of the first floor of the residence that are located within the required six-foot (6') interior setback (SBMC §28.15.060).

Date Application Accepted: August 25, 2008 Date Action Required: November 25, 2008

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kent Mixon	Property Owner:	Olivander LLC
Parcel Number:	041-252-037	Lot Area:	5,486 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

North – One-Family Residence (2-story) East - One-Family Residence (1-story)
 South – One-Family Residence (1-story) West – One-Family Residence (2-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	959 sf	+ 770 sf = 1,729
Garage	220 sf	+ 234 sf = 454
Accessory Space	225 sf to be removed	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 1,928 sf; 35% Hardscape: 629 sf; 11% Landscape: 2,929 sf; 53%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.47 Proposed FAR: 0.40 = 84.9% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Interior	6'	5'	5'

V. DISCUSSION

This project was reviewed by the Single Family Design Board on July 21, 2008 and given positive comments with direction to proceed to the Staff Hearing Officer for alterations to portions of the residence located within the interior setback.

The proposed project involves a major remodel and second story addition to the existing 1959 single family residence. The remodel will result in alterations to the easterly side of the house, which is non-conforming to the current 6' setback required. Two window changes to bedrooms and two new exterior doors that will secure the water heater and softener require Modification approval due to their location at 5' from the interior property line. It is Staff's position that the window changes, which do not result in a change to the number of openings, nor the two exterior doors which allow existing floor area to be utilized for utilities, will result in an intensification of use, additional floor area, or impacts to the immediate neighbors.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the non-conforming portion of the residence allow for improved, updated use of the existing structure without impacts to adjacent residential uses.

Said approval is subject to a condition that all unpermitted accessory structures on site be removed and that the trash cans be secured in an area outside of required yards and setbacks.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated August 12, 2008
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



KENT MIXON
architect

Kent Mixon Architect
629 State Street, No. 245
Santa Barbara, CA 93101

August 12, 2008

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 2211 White Avenue; 041-252-037; Land Use Zone E-3

Dear Staff Hearing Officer,

The existing 5,486 sf property contains an existing residence of 959 sf with a 220 sf detached single car carport. There are existing storage sheds located along the Western property line that were built without the privilege of a permit and will be removed as part of this proposed remodel. The residence and carport are permitted structures. The proposed project is an extensive remodel to the entire residence.

The Modifications that are being requested:

1. Allow the relocation of an existing window along the existing Eastern Building face. The existing building facade is located one foot into the required six-foot interior yard setback. The relocation of a new window in the bedroom will allow for a more desirable location in the proposed remodel and allows for the location of a utility closet as part of the bedroom closet to house the water softener currently located in the interior sideyard. The proposed window will be the same width as the existing window but slightly taller (6" taller) to meet building code emergency egress requirements.
2. Allow the addition of an access door to a Utility closet along the Eastern face of the building. The existing building facade is located one foot into the required six-foot interior yard setback. The request will allow the existing water softener to be located out of the side yard and positioned in a closet. This is an advantageous location, as it is directly adjacent to the existing water supply point of connection for the residence.
3. Allow the replacement of an existing window along the existing Eastern Building face. The existing building facade is located one foot into the required six-foot interior yard setback. The replacement of the existing window in the bedroom will allow for more desirable ventilation and more desirable aesthetic proportions that will fit the proportions

of windows in the proposed remodel throughout the residence. The proposed window will be the same width as the existing window but slightly taller (6" taller). The allowance of this window will promote better natural light and ventilation in this Bedroom, resulting in energy savings and prevent having to jog, the building facade 1 foot in this location to allow the proposed window size.

The major benefits of allowing the door and windows to be relocated, replaced and added along the existing building line within the required interior setback are that it allows the client to continued reasonable use of existing permitted conditions that have been in place since the 1960's without adding any noticeable impact to the neighbor. In regards to the water heater and water softener, this proposal allows for ease of installation costs savings as the existing water heater, water softener, water line and point of connections currently occur in this location. Also, this improves the existing condition of the water softener being located in the interior setback.

When considering the existing encroachment into the interior setback, and the support we received from SFDB, we feel these minor modification requests are supportable. Thank you for your consideration into this matter. Please call us with any questions or clarifications.

I look forward to working with you.

Sincerely,

Kent Mixon

2211 White Avenue – Single Family Design Board Review Comments

July 21, 2008

Present: Kent Mixon, Architect.

Public comment opened at 6:30 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:30 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The modification for alterations in the setback is acceptable.
- 2) Study having a 5 foot screen wall on the east side of the upper deck.
- 3) Study having a garage door on the new carport.
- 4) Study the possibility of reconstructing the carport to blend with the new architecture.
- 5) Provide a landscape plan.
- 6) Provide a color board.

Action: Bernstein/Deisler, 7/0/0. Motion carried.